

MINUTES OF THE MEETING

16 March 2000

Projects Reviewed

Convened: 9:00am

Fourth & Madison Alley Vacation

Capitol Hill Library

Harborview Medical Center Master Plan / Street Vacation Concept

Roxhill Park

Civic Center

City Hall Context / Alternatives / Art Plan

City Hall

Justice Center Alley Vacation

Adjourned: 4:30pm

Commissioners Present

Rick Sundberg

Moe Batra

Gail Dubrow

Jack Mackie

Peter Miller

Cary Moon

Staff Present

John Rahaim

Layne Cubell

Kelly Walker

031600.1 Project: **Fourth & Madison Alley Vacation**
 Phase: Update
 Previous Review: 09.03.98; 08.20.98; 06.04.98
 Presenters: Ev Ruffcorn, Zimmer Gunsul Frasca
 Attendees: Peter Aylsworth, CityDesign
 Beverly Barnett, Seattle Transportation
 Ty Benniou
 David Grant, Zimmer Gunsul Frasca
 Moira Gray, Seattle Transportation
 Jim Hinkle, Zimmer Gunsul Frasca
 Mark Hinshaw, Design Review Board Member
 Rob Hollister, Hines
 Bill Lapatra, Zimmer Gunsul Frasca
 Vince Lyons, Department of Design Construction and Land Use
 Jack McCullough, Land Use Attorney for Hines
 Murphy McCullough, Hines
 Jeff Miller, J. Miller & Associates
 Michael Omura, Zimmer Gunsul Frasca
 Todd Stine, Zimmer Gunsul Frasca
 Time: 1.0 hours (SDC Ref. # 170 | DC00045)

- Action:** **The Commission appreciates the presentation and makes the following comments and recommendations.**
- **The Commission thanks the team for their efforts and thorough presentation;**
 - **likes the Third Avenue canopy, entry and streetscape and feels that the building has been well articulated on that façade;**
 - **supports the way the existing bus stop has been integrated into Third Avenue and encourages the team to carefully consider the details that will make it a successful space;**
 - **feels that the openness of the lobby is encouraging and promotes ease of public access;**
 - **there is some disagreement among the Commissioners about the need for public restrooms in the lobby;**
 - **feels that the opportunities for the contribution of an artist are many and strongly encourages the team to bring one on board, particularly to work on the large glass wall entry at Third Avenue and to further articulate the Madison Street side of the building;**
 - **would like to see a more cohesive approach toward the landscape architecture that particularly demonstrates “public benefit” and visually ties public spaces together, inside and outside;**
 - **commends the team on their efforts to distinguish the historic building (YMCA) from the predominantly new block; and**
 - **commends the team on their excellent selection of interior and exterior materials.**

Located between Third and Fourth Avenues and Madison and Marion Streets. Project originally headed by Martin Smith but Hines has since taken over.

The project team closely followed the Design Guidelines to arrive at their current proposal that is more modern and respectful of the surrounding context than the previous scheme. Modifications have been made to the tower form, elevations and building base. The concept for the base is to activate all sides of the block with through access and connections. The main entrance on Third Avenue will lead to a four-storey grand public lobby and atrium space with moveable tables and chairs and an escalator and elevator that will provide access to the Fourth Avenue side of the building. The art consultant, Karen Mills, will help select an artist who will work on the large glazing component in the atrium. Pedestrian-scaled retail will be located along Third Avenue.

The Design Review Board (DRB) suggested integrating the Third Avenue façade with the bus stop, similar to what was designed for the Third Avenue façade of Benaroya Hall. The project team has worked with King County Metro on the details that will include “leaning bars.”

The Fourth Avenue entry will incorporate a glass canopy and a small landscaped terrace. The design will also incorporate a private landscaped roof terrace for the building tenants on the second level at the corner of Third Avenue and Marion Street. A daycare facility will also be located on the second level that will be accessible by the escalator and elevator.

The materials that will be used in the atrium and arcade spaces will include a mix of wood and wood grills, glass, marble and simple but elegant signage. The spandrel glass along the base of the building will differ from the rest of the glazing. Stone will be inlaid with a steel pattern. The Madison and Marion Street sides of the building will be articulated with a loggia on the upper levels of the façades.

A representative of the Design Review Board (DRB) stated that the design had evolved through with many revisions over time. A lot of time was spent on modeling the tower and skin. The DRB was impressed with the team’s desire to integrate a public face and are pleased with the addition of the day care component. The DRB feels that the team is meeting the current high design level of high-rise structures in downtown and that this project is sophisticated and thoughtful.

Key Commissioner Comments and Concerns

- Is impressed with the way the façade has been detailed and would like to know how the new structure will meet and be integrated with the adjacent historic YMCA.
 - Proponents stated that the original design generated concern that the new building was enveloping the old. Felt that if the new building was pulled away from the YMCA, that it would better respect the autonomy of the older structure. The team looked for opportunities to register the heights of the surrounding context and to relate to the existing low-scale buildings on Third Avenue. Felt that establishing a relationship with the smaller scaled buildings was a better approach than looking to the taller skyscrapers.
- Suggests that the team invite the artist to explore the details and materials on the Madison Street facade. Hopes that Hines will not cater to the corporate glass that is prevalent in the Northwest. Would like to know if there will be any special exterior lighting?
 - Proponents stated that they do not intend to incorporate a traditional glass piece and they regret that the lighting designer was unable to attend to address the lighting issue.
 - Suggested that in an effort to design an effective and useful bus stop area, that the team researches the problem to find successful relationships between other retail and transit

stops.

- Would like the team to clarify the public benefit that the city will gain by approval of the alley vacation.
 - Proponents stated that the DRB felt that the fact that the project will provide a through block connection from Third to Fourth Avenues is a positive public benefit that does not serve the tenant. The project is also providing ample funds to the YMCA for renovation. Further, the project team feels that the main lobby and public room provide a tremendous public benefit.
- Would like to know if homeless people will be able to move through the building.
 - Proponents stated that the tenant will have to respond to this issue but that the team believes that because the building is open for the full work day, that anyone will be able to move through.
- Would like to know if there are any public restrooms that could strengthen the public benefit component.
 - Proponent stated there will not be any public restrooms.
- Feels that if the principle public benefit is internal to the building — the through block connection — that public restrooms should be provided. Suggested that because any public building has to incorporate a security measure, that the restrooms could be located adjacent to this component.
 - Proponent stated that from a security and management perspective, a free standing public restroom would present major security issues and that their main objective was to provide a through block connection rather than a place to linger.
- Disagrees with the Commissioner that a public restroom is necessary and feels that the team has thoroughly addressed the Commission's previous recommendations.
- Stated that if the public benefit was external to the building that an internal public restroom would not be a concern.
- Feels that there are great landscaping opportunities and would like to see a stronger and more cohesive integration of landscape architecture.
 - The project landscape architect stated that the design will maintain all of the existing street trees and tree grates and that they will highlight the entrances with landscaping. Reiterated that a landscaped roof terrace will be located on the southwest corner with an adjacent children's play area; two glass enclosed stairs will provide well lit and covered access to and from the play area.
 - A representative from Seattle Transportation noted that Council approved the alley vacation with further input by the Design Commission on the public spaces.
 - A representative from the Department of Design Construction and Land Use (DCLU) stated that they are in the process of concluding a report for the Master Use Permit (MUP) and that may ask the team to continue the canopy structure on the Marion Street façade in order to satisfy wind concerns.

031600.2 Project: **Capitol Hill Library**
 Phase: Pre-Design
 Presenters: Alex Harris, Seattle Public Library
 Ray Johnston, Johnston Architects / James Cutler Architects
 Attendees: Douglas Bailey, Seattle Public Library
 Elma Borbe, Budget Office
 Kim Drury, Office of Environmental Management
 Lisa Richmond, Seattle Arts Commission
 Doug Schwartz, Capitol Hill Towers
 Time: 1.0 hours (SDC Ref. # 221 | DC00114)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations.**

- **The Commission thanks the team for coming in at this early stage;**
- **supports the team’s concept of integrating a Neighborhood Service Center—especially if it can be evident from Broadway—and the corresponding need to expand the building footprint;**
- **encourages the team to develop a set of design principles to help guide the project;**
- **encourages a continuing dialogue with the Department of Design Construction and Land Use (DCLU) with regards to the building setbacks, the entry and how the building can generally fit more comfortably on the site;**
- **urges the team to marshal their resources to fund streetscape amenities and establish a strong connection to Broadway; and**
- **applauds the community-based approach to this project.**

The Henry Library is located at 425 Harvard Avenue East in an urban and residential section of the Capitol Hill neighborhood. The Library Board chose the existing library site for their new facility that is across from the northwest corner of the Broadway Market and adjacent to an Anhalt apartment complex. The project team includes the landscape architect, Kenichi Nakano. The area is zoned for mid-rise and because of the restrictions of the small site, the team will likely seek land use code concessions, especially with regard to setbacks and modulation. New branches typically take two years to develop and the team hopes to complete the design of the project by the end of 2000. The estimated capital costs is \$4,417,000 and assuming approval of capital bonds, the community will be invited to participate in key design discussions for a replacement Henry Library to open in 2001.

From the Proposed 1998 Capital Plan:

Needs and Opportunities:

The Susan J. Henry Library honors a member of the family of pioneer railroad builder Horace C. Henry. It was built in 1954 both to serve the North Capitol Hill neighborhood and to house the Library for the Blind (since relocated and reorganized as the Washington Talking Book & Braille Library). The split-level design creates circulation and access problems that seriously compromise its current function as a neighborhood library. The building’s systems and layout remain inadequate despite \$159,911 spent on repairs since 1986.

Recommendations:

Replace existing library with a new single-level building to provide:

- *Total program space of 10,000 square feet*
- *Capacity for at least 30,000 volumes*
- *Seating for up to 90 patrons*
- *Children's, young adult and homework program areas*
- *Computer work stations and instructional spaces*
- *Multi-purpose meeting room*
- *Adult reference and reading areas*
- *Modern electrical, mechanical, and ventilation systems*
- *Adequate and fully accessible parking*
- *Possible co-location with a Neighborhood Service Center*
- *Expanded service at 60 hours per week*
- *Expanded book collection*

The program is larger than the existing building footprint and the parking requirements are greater than the space provides. The team indicated that they may need to pull the building out closer to one corner to gain space and they are considering below-grade parking. The library is currently 4,900 feet and will be 10,000. The library is interested in developing a sustainable building with ample landscaping that will reach out to the surrounding context. Current restrooms are a difficult issue due to extensive use by drug users and the team is concerned that an underground parking component would amplify the situation.

Public process expectations: the next meeting will be a “hopes and dreams” meeting and the team will hold additional meetings during schematic design and design development. The previously held siting meetings enjoyed a tremendous turnout and the project has garnered the enthusiastic support of the community overall. The team is also working on how to integrate art in all of the branch libraries and is speaking with the Department of Neighborhoods (DON) about the possibility of integrating a Neighborhood Service Center.

Key Commissioner Comments and Concerns

- Would like to know if there is a possibility of establishing a link with the collection at the Henry library and generally, if libraries are becoming de facto day care centers.
 - Proponents stated that day care is not an issue at the Capitol Hill Branch Library, unlike other branches such as Rainier Beach and Madrona where children are dropped off and use the library unsupervised. Further stated that the Library has fielded requests to integrate day-care centers but the team is currently focusing on the library's mission statement in the design.
- Would like to know why the Library did not choose a larger site when they built the original structure.
 - Proponents stated that they received a lot of encouragement from the community to stay within a pedestrian location. Further stated that they spent a lot of time researching alternatives and that it would have taken 1.5 years to decide on another site for the proposed new facility. They found no alternatives that provided an unencumbered solution.

- Appreciates the team coming in at such an early stage and encourages them to orient their next presentation toward the design principles that will govern their design approach. Encourages the team to use some of their funds for art to cue pedestrians on Broadway that the library is nearby.
- Would like to see how the team will integrate the character of the neighborhood into the design.
- Would like to know if the team has considered fundraising and suggested that the library is in a prime location where local business owners and residents would probably want to participate. Suggested that the funds could be used to help establish visual links between the library and Broadway.
- Suggested that the library could build a case for how setbacks are managed on the site by the way the design addresses the adjacent and historic Anhalt apartment building. Also stated that if the Neighborhood Service Center could add some stature to the building, it could be used as an argument for the required setback.

031600.3 Project: **Harborview Medical Center Master Plan / Street Vacation Concept**

Phase: Briefing

Presenter: Elise Chayet, Harborview Medical Center
Todd Perbix, Perbix Bykonen

Attendees: Malli Anderson, Department of Design Construction and Land Use
Beverly Barnett, Seattle Transportation
Scott Barnhart, Harborview Medical Center
Michael Brown, City Council, McIver's Office
Karen Gordon, Department of Neighborhoods
David Jaffee, Harborview Medical Center
Maureen McCarry, Harborview Medical Center
Patricia McInturff, Harborview Medical Center
John Pangrazio, NBBJ
Marilyn Senour, Seattle Transportation
Vince Vergeldedios, NBBJ
Tom Walsh, Foster Pepper

Time: 1.0 hr. (SDC Ref. # 170 | DC00134)

Action: The Commission appreciates the presentation, thanks everyone for coming and makes the following comments and recommendations.

- The Commission still has some outstanding concerns with the street vacation preferred concept favored by the proponents and therefore cannot give its early approval for the proposed vacation;
- feels that the issue of the “public benefit” of the project from a city-wide perspective — especially those benefits to the physical and civic environment — needs to be clarified and clearly demonstrated by the proponents;
- continues to have major reservations on the proposed demolition of Harborview Hall to provide for more open space — especially as a public benefit gesture to help justify the proposed street vacation across Ninth Avenue — and urges the team to explore the possibility of the building being used and renovated by another organization, noting that preservation *not* demolition of Harborview Hall *is* a public benefit;
- understands and supports the seismic analysis and serious nature of the seismic issues behind the proposed expansion, but is concerned that the proposed vacation lacks a necessary design and architectural analysis and that the scale and proposed massing of the preferred concept is overwhelming;
- is concerned that the definition of the “public benefit” that is set forth in the latest Major Institution Master Plan (MIMP) may not be relevant in future iterations and strongly feels that the definition of and commitment to specific public benefits should last well into the future;
- feels that the team has done a good job of addressing the needs of the immediate neighbors but not in terms of city-wide physical benefits;
- feels that the team has some frustration with the Design Commission's input and would like to assure them that the Commission is aware and appreciative of the important role the Center serves in the community; and
- encourages better address of design and contextual issues in any future vacation proposal, especially massing, streetscape, open space and pedestrian experience.

As a major institution, Harborview is subject to the Major Institution Master Plan (MIMP) process and guidelines. The process began two years ago and the project team assembled a Citizen's Advisory Committee (CAC) whom they meet with on a monthly basis. They determined that it is imperative that the Trauma Center operate as one, unimpeded and continuous unit. Because of an increase in population in Seattle, there is a need to increase Harborview's capabilities. The plan had to be fiscally responsible to meet the needs of the city, county and state. The CAC and Department of Design Construction and Land Use (DCLU) has filed their reports to the Hearing Examiner who is currently reviewing the MIMP before making a recommendation. The team came before the Commission to discuss the seismic stabilization of the Trauma Center and corresponding street vacation.

The project team has been working with Harborview with regards to seismic compliance, particularly on the Trauma Center. The first goal was to determine the seismic integrity of the existing structures. The Trauma Center has the most critical needs in the event of an earthquake. Because the existing concrete structure was built in 1972—pre-earthquake code awareness—it does not have inherent structural integrity that is capable of withstanding a significant earthquake.

(Proponents presented their process of arriving at the proposed preferred aerial solution that they previously presented at the December 16th meeting.)

Similar to the Trauma Center, when Harborview Hall was designed in 1929 as a nursing center, there was no understanding of the seismic impact of earthquakes. The team analyzed the extent of seismic bracing that would be required to upgrade the facility and determined that it would cost \$31 million, which is 80% more than the cost of a new building of a comparable size. Moreover, if the \$31 million was invested, the building would not strategically serve the needs of a major care center.

Key Commissioner Comments and Concerns

- Would like to know how the projects twenty-year plan will accommodate growth when the facility currently exceeds 100% capacity.
 - Proponents stated that in terms of level one trauma, the Center meets their current needs. Further stated that the problem is more acute in terms of indigent care and needs to be addressed from a community-wide perspective. Indicated that this plan will afford fifty new critical care beds that will be contiguous with existing ones.
- Would like the team to speak to how they are addressing the Design Commission's previously expressed concerns, including the issue of "public benefit."
 - Proponents stated that with regards to public policy, there are a number of competing public interests that the team has had to balance.
- Would like to know if there was a future need projection built into the original MIMP process.
 - Proponents stated that they looked at a ten-year projection with the major demand being for the critical care trauma center.
- Asked why the team did not explore a solution toward the west where the parking garage is rather than impacting Ninth Avenue.
- [Another Commissioner addressing fellow Commissioners:] Thinks that the proponents' way of characterizing the public benefit by way of the care of the indigent is an inappropriate way to defend

the issue. Stated that it has nothing to do with the external public benefit. Refuses to have this discussion as framed in this manner.

- Agrees with the previous Commissioner's statement. Does not feel that the team's reasoning for their proposal is adequate for the negative impact that would be felt by the community.
- Agrees with the previous Commissioner's statement and stated that they have been very clear about their concern for the urban design public benefit. Stated that the Commission is remains deeply concerned about the future of Harborview Hall.
 - Proponents stated that Harborview should be given special consideration because in the event of an earthquake, they are going to have to care for the masses. Further stated that if they are unable to perform their job well, they will not be providing a critical benefit. Feel that the cost to seismically upgrade Harborview Hall will exceed the benefits to the community at large.
- Stated that the Design Commission appreciates the community benefit that Harborview provides and the disaster consequences. However, feels that the project team has not addressed the urban design public benefit and that the proposed sky building would negatively impact the public environment and that the project should stay within the confines of the block.
 - First Hill Neighborhood Plan calls for Terry Avenue to be a pedestrian street and that the building owners and residents in the community do not want to be part of the campus. Strongly feel that the proposed sky building represents the best compromise.
- Would like to know if the team has considered selling Harborview Hall to another organization who could facilitate the renovation and maintain the building.
 - Proponents stated that the open space that will be gained as a result of the demolition represents the community benefit and that mixed-use buildings on the campus are discouraged. Further stated that they are counting on the parking garage that will be located below the open space.
- Reminded the Commissioners that their role during this review was to make a recommendation to the Hearing Examiner and Council on conceptual approval of the sky building.
 - A representative from the DCLU stated that the CAC felt that it would be beneficial to provide a sky-bridge over the lively and well-populated Ninth Avenue. Feels that the public benefit will be revisited in the design of the sky-bridge.
- Is concerned that the proponents will want to expand into the open space in twenty-years and as a result, the current proposed public benefit would be lost.
 - Proponent stated that they will have to consider what the public benefit needs are at that time and provide an appropriate solution.
 - A representative from the Department of Neighborhoods (DON) stated that they are reviewing the Landmarks proposal for Harborview Hall.
 - A representative from Seattle Transportation (SEATRAN) stated that Harborview has not petitioned for the proposed vacation yet. Feels that the Design Commission's struggles with the vacation reflect theirs and is certain that Council will have similar concerns. Further noted that SEATRAN typically discourages the scale of sky-bridge that the proponents are requesting.

031600.4 COMMISSION BUSINESS

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| ACTION ITEMS | A. | Timesheets |
| | B. | Minutes from 02 March 2000 |
| ANNOUNCEMENTS | C. | Magnuson Park Design Workshop, 25 March, 8:30-12:30, Building 406 |
| | D. | Downtown Wayfinding Project Phase III, 22 March, 3:00-5:00, Key Tower, 4070 |
| DISCUSSION ITEMS | E. | Galer Street Flyover Report / Cubell / Ted Rees

The project has incorporated the Design Commission and Seattle Arts Commission's concerns and is currently seeking a construction bid. The artist, Vicki Scurri, will be working on textured walls, light elements and railings. |
| | F. | Lincoln Reservoir / Rahaim |

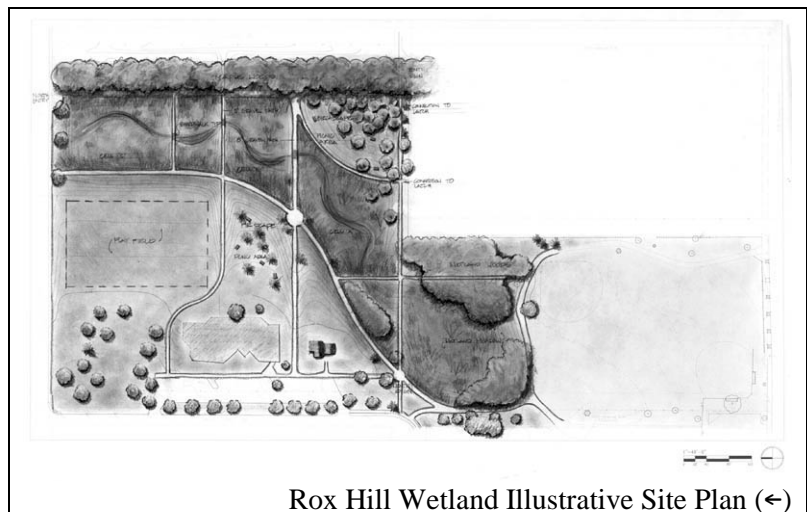
031600.5 Project: **Roxhill Park**
 Phase: Design Development
 Previous Review: 28 October 1999
 Presenter: Charles Anderson, Anderson + Ray Landscape Architects
 Don Bullard, Department of Parks and Recreation
 Karen Goto, King County Department of Natural Resources
 Fauna G. Nopp, King County Department of Natural Resources
 Attendees: Amy Carlson, King County Department of Natural Resources
 Kathy Harmon, Anderson + Ray Landscape Architects
 Michael Little, Delridge District Council
 Gary Sink, Westwood Neighborhood Council

 Time: .5 hour (SDC Ref. # 169 | DC00085)

Action: **The Commission appreciates the presentation and makes the following comments and recommendations.**

- **The Commission thanks the team for their thorough analysis and thoughtful design solutions;**
- **strongly supports the project;**
- **encourages an artist's involvement on the interpretive components;**
- **urges the team to consider developing a new definition of an "urban bog" that takes stock of the project's context rather than following the standard restoration vernacular;**
- **recommends that the team continue to invite the participation of the community and interested students;**
- **urges the team to seek out philanthropic gifts for this compelling and unique environmental restoration project; outside contributions may address the funding gap that makes phasing the project necessary; and**
- **suggests that the team may want to begin an assemblage of human etymology of a bog that could be used as an educational and poetic tool.**

Roxhill Park is located at Southwest Barton Street and 29th Street Southwest. "The goal of this project is to reestablish the historical headwaters of Longfellow Creek, within an underutilized area of Roxhill Park, through daylighting of the stream (which is currently in a storm sewer pipe) and re-creation of wetlands (which were filled many years ago). Objectives of this project include improvements to drainage (the park sometimes floods) and water quality, restoration of natural habitat, enhancement of public access



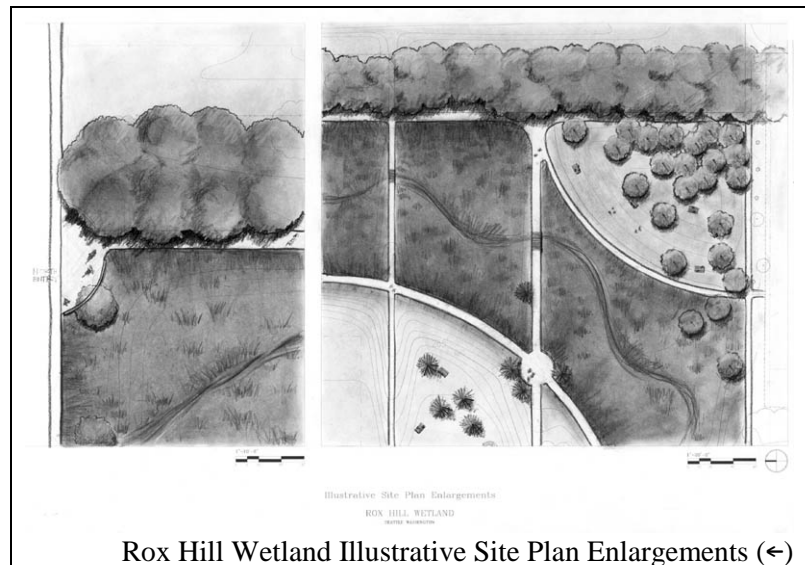
(including ADA improvements), building stewardship and citizen involvement, and celebration of the community's artistic and cultural legacies. An additional objective is to charge the wetland with water from surrounding properties. An adjacent two-acre property is about to be redeveloped by Seattle Housing Authority (SHA) / Lutheran Alliance to Create Housing (LATCH). Water from the housing project may be used to charge the wetland in lieu of LATCH building a conventional on-site detention system. This would allow LATCH to invest savings in reestablishment of the headwaters."

This project further represents an effort to restore an historic bog and the headwaters of Longfellow Creek. The design began with an informal approach that led to a more structured "cell" design approach that has been embraced by the community. The project further hopes to reestablish the historic bog that is comprised of a seven to eight foot layer of peat and currently located below two feet of fill. The team generated a grading plan and discovered that a series of conditions could be developed at different elevations and they are looking at what kind of plant communities can live in the bog where the water level is at a constant.

Unknown factors include how the water is moving below ground. Extensive research has gone into examining the water fluctuation and how to insure that it does not fluctuate more than eight inches. Hydrologic data for the growing season is needed to better determine the options. The team hopes to involve the neighboring school to help monitor the data and they are currently working with wetlands biologists to help achieve the project's objectives.

Outstanding design issues include a need to address some water loss through the existing drainage system. Additionally, a retirement home to the east has had some water damage in their crawl space and the proximity of the bog to the nearby school is an issue due to standing water.

The team is ready to begin the project that has demanded a greater expense than originally anticipated. The team stated that this project would also benefit from a hydrologic study that could be performed over



time.

Key Commissioner Comments and Concerns

- Feels that this is a great project and that a peet bog in the city is a unique occurrence. Feels that the team is taking the important steps to make the area interactive. Appreciates that the team needs to harness the fluctuation but suggests that it should be allowed to do what comes naturally.
 - Proponents stated that fluctuations result, in part, from the impervious surfaces of the urban development around it and they are looking for the best design approach within this condition. Indicated that the team would like to recreate the bog without incurring a massive expense; perhaps by taking a Robert Smithson approach, provide some plant structure and allow the land harness it.
- Suggests that the team experiment with a combination of a natural and structured approach toward the urban bog. Also urge the team to integrate an interpretive component and perhaps invite an artist to flesh out the details.
 - Proponents stated that their plan is to marry a traditional landscape architecture and technical approach.
- Would like to know what supporting activities neighbors can be involved in that can enhance the site and how the site can bleed out of the confines of the edges. Feels that the most interesting projects coming out of the Parks Department have to do with water and that the team's drawings are very evocative.
- Stated that after the last presentation the Design Commission asked for more programmatic development and that they still hope to see it at future presentations.

031600.6A Project: **Civic Center**
 Phase: Master Plan/Historical Update
Previous Review: 02 December 1999, 21 October 1999
 Presenter: Marilyn Brockman, Bassetti / Bohlin Cywinski Jackson
 Ken Johnsen, Executive Services Department Consultant, Shiels Oblatz Johnson
Attendees: See Attached
 Time: .25 hour (SDC Ref. # 169 | DC00020)

Action: The Commission appreciates the update and makes the following comment and recommendation.

- **The Commission supports the latest iteration of design principles but encourages the team to incorporate specific concepts that will clearly define “Seattle”**

Council approved the basic site plan and layout for the Civic Center in June 1999. The team is looking for the most intelligent facilities strategy and determined that an expensive undertaking did not make sense. Additionally, a Citizen’s Advisory Committee (CAC) met over a number of years to resolve the complex issues. An Environmental Impact Study (EIS) was issued the day before that confirmed that the proposed plan represents the best solution. The total project cost is \$226 million with \$66 million reserved for City Hall. The schematic design of City Hall is well underway and the development of the Justice Center is in design development. The landscape architecture team will make a presentation before the Design Commission in April and will return, along with an update on the building, in late May. The project team stated that the design principles were motivated by the concepts of: civic spirit; process; core; urban context; and the building design.

031600.6B Project: **City Hall Context / Alternatives / Art Plan**
 Phase: Briefing
Previous Review: 02 December 1999
 Presenter: Beliz Brother, Artist
 Attendees: See Attached

 Time: .75 hr. (SDC Ref. # 169 | DC00119 / DC00143)

Action: The Commission appreciates the briefing and looks forward to future updates

The project artist, Beliz Brother, briefed the Commission on her exploration of the different meanings of: community; sustainability; outreach and culture. Further, she indicated that she had spent time with the client group in an effort to understand their various roles and functions. Brother considered the different ways she could utilize the resources of government in an artistic capacity and visited other cultural organizations within the City to look for relationships. Brother's general concept for City Hall is the locus and genesis of information and ideas and how art can collaborate with the architecture.

031600.6C Project: **City Hall**
 Phase: Schematic Design Concept
 Previous Review: 02 December 1999
 Presenter: Peter Bohlin, Bassetti / Bohlin Cywinski Jackson
 Attendees: See Attached
 Time: .75 hr. (SDC Ref. # 169 | DC00119)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- The Commission appreciates the thoughtfulness and collaborative nature of the design team;
- appreciates the integration of the site design with the building;
- would like to see better clarification of the parts and processes of government, from the general to the specific, such that the building clearly expresses governmental processes;
- encourages the City to allow the design team to develop the concept of a 24-hour building that will help regenerate the neighborhood;
- as circulation and ADA access through the site and the building are further developed, would like to see the concepts fleshed out in as exciting a way as the stair provides;
- as the landscape components fall into place, would like to see more detailed address of the Fourth Avenue end of the site;
- urges the team to continue to define the *public* face of the building to express the important role of citizens as the third level of government; and
- applauds the team's refinement of greater transparency of the building forms, especially at the street level.

The design for City Hall takes cues from the Justice Center in height, massing and orientation. A day lighting analysis has substantiated the placement of the building. The team is designing the roof to insure that no mechanical components will protrude from it and is trying to integrate a windbreak on the west façade that will minimize the wind tunnel effect. The lighting consultant will be on board soon.

The landscape architect Katharyne Gustafson has proposed to channel a path of water from the Justice Center through the Civic Center and to the open space. Further, the landscape architecture team has been working to "step" the landscape down from Fifth to Fourth Avenues. There will also be a landscaped ledge between Cherry and James Streets.

The reception area and customer service center will have views to the west and will be located adjacent to a curved stair at the heart of the building. A large exhibit space will also be located near the Fourth Avenue side of the building.

The curved glass wall on the south façade of the administrative building will establish a dialogue between the adjacent Council Chambers and the Justice Center across Fifth Avenue. The glass wall will be illuminated at night will be slightly visible heading south on Fifth Avenue. The Council chambers will be a two-storey space with clerestorey windows and an open terrace. The public and City Council will have the same view toward the west.

The columns on the Fifth Avenue side will lend a sense of openness and rhythm to the area. A stair and elevator will be located at the Fourth Avenue edge of the site that will provide access to Fifth Avenue. A bridge will link City Hall with the Civic Center.

Attendee Comments

- Would like to know why the roof terrace is on the north side of the building.
 - Proponent stated that the space is more of a formal design gesture rather than an area to linger.

Key Commissioner Comments and Concerns

- Likes the way the building expresses the function of Council but does not see the same attention toward the symbolic expression of public space and other functions of government. Feels that the team should carefully consider the way the public will make government legible.
 - Proponents stated that they have established some details such as a stair that connects the mayor's office with the Council chambers but agreed that the building needs to be more clearly understood in terms of its functions.
- Stated that it appears that the team is intuitively headed in the right direction and feels that the building functions should be readable from the *inside* as well as the *outside*.
- Would like to know how the public will be able to access the Council chambers from Fourth Avenue and James Street and where a protestor would stand to address the mayor.
 - Proponent indicated that an elevator and stair at the edge of the site on Fourth Avenue will provide access to the Council chambers. The landscape architecture team is considering a concept for a gathering space adjacent to this location and the Council chambers and the mayor's office will also face this direction.
- Would like to know if the stairs will present a sense of informality — rather than a restricted route — that will inspire spontaneous use.
 - Proponent stated that they are hoping to integrate a sitting stair on the north side of the Council chambers.
- Feels that an after hours component of the building could positively impact the nature of the neighborhood.
 - Proponents stated that they are aware of the need and are working with a focus group to assess possible uses for all seasons.
- Stated that at the last presentation the Commissioners noted that the design principles did not speak directly to “Seattle” and would like the team to readdress the details of this issue.

031600.6-A B C Project: **Civic Center
City Hall Context / Alternatives / Art Plan
City Hall**

Attendees: Charles Anderson, Anderson & Ray
Beverly Barnett, Seattle Transportation
Lee Belland, CBO / Client Group
Beliz Brother, Artist
Barbara Clemons, Councilmember Drago's Office
Marty Curry, Seattle Planning Commission
Dwight Dively, Executive Services Department
Patrick Doherty, DCLU
Arthur Edwards, Goodman Financial Services
Clair Enlow, Journalist
Dennis Forsyth, NBBJ
Tony Gale, Director, A & E, Executive Services Department
Larry Goetz, NBBJ
Barbara Goldstein, Seattle Arts Commission
Barbara Gray, Strategic Planning Office
Andrew Grow, Councilmember Steinbrueck's Office
Jennifer Guthrie, Gustafson Partners Ltd.
Kathy Harmon, Anderson and Ray
Ken Johnsen, Shiels Oblatz Johnsen
Anthony Kilduff, Council Central Staff
Jay Lazerwitz, Seattle Arts Commission
Tina Lindinger, Bassetti / Bohlin Cywinski Jackson
Darren Lloyd, Bassetti / Bohlin Cywinski Jackson
Bob McElhose, DCLU
William McGillin, City Attorney's Office
Janet Pelz, Shiels Oblatz Johnsen
Jun Quan, Executive Services Department
Jennifer Ramirez, Legislative Department Staff
Marilyn Senour, Seattle Transportation
Ralph Smith, Creditvest, Inc.
Barbara Swift, Swift Landscape Architecture
Brad Tong, Shiels Oblatz Johnsen
Michele Witzki, Executive Services Department
Rick Zieve, NBBJ

031600.9 Project: **Justice Center Alley Vacation**
 Phase: Review
 Presenter: Ken Johnsen, Executive Services Department Consultant, Shiels Obletz Johnsen
 Attendees: Dennis Forsyth, NBBJ
 Larry Goetz, NBBJ
 Chuck Kirchner, Kirchner & Associates
 Bob McElhose, Department of Design Construction and Land Use
 Jun Quan, Executive Services Department
 Marilyn Senour, Seattle Transportation
 Rick Zieve, NBBJ
 Time: .5 hr. (SDC Ref. # 169 | DC00021)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Commission supports the alley vacation with the following conditions:**
 - **distinguish the “alley” in some way; supports the team’s differentiation between the garage and the building on the alley side by cladding each in a different material;**
 - **appreciates the gain of the plaza space in front of the building that the vacation will afford; and**
- **acknowledges that one Commissioner does not support the vacation.**

Although the design of the Justice Center did not originally anticipate a vacation, one would allow more room for the special security measures that are needed by this facility and would provide more open space before the Fifth Avenue façade, across from City Hall. It would also present the opportunity to provide more public services on the first level of the building. An Environmental Impact Study (EIS) revealed no complications.

Key Commissioner Comments and Concerns

- Would like to know how much open space the vacation would provide.
 - Proponents stated that 16-feet of open public space would be gained as well as a more reasonable size floor area that will work for the building over time; about 3,500 square-feet per floor will be gained by vacating the alley.
- What is the impact on the alley network and the building massing.
 - Proponents stated that there is no existing alley network in the area and that the materials used on the alley façade (metal cladding) will be distinct from the stone on the facing three sides, thereby visually reducing the overall building mass. Further, because the facing buildings do not line up with each other, they do not read as one mass.
- Understands that the alley is not an issue in terms of a network and feels that the public benefit is clearly provided for.
- Does not feel that the Commission has been shown that the public benefit of the alley is not being

infringed upon and does not feel that the open space is an adequate trade-off.

- Appreciates the previous Commissioner's statement but feels the tradeoff for public space in front of the building is more than adequate. At the same time, feels that the issue of public precedent should not be ignored.
- Feels that any additional space that can be provided to the public is a benefit and that the alley network in the downtown area should be preserved when possible, but not necessarily in this case.
- Feels that alleys are priceless but that in this example, feels that the Commission has been presented with a clear and articulate reason as to why the vacation is being requested.